

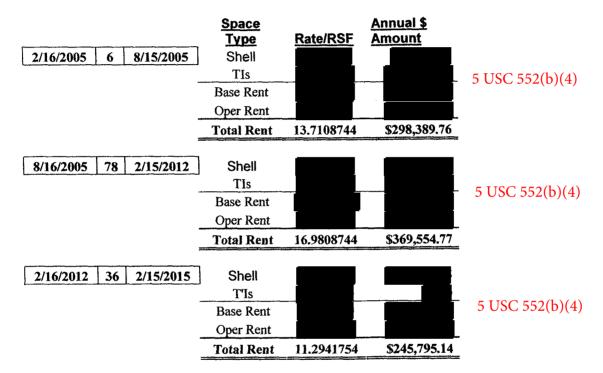
SUPPLEMENTAL LEASE AGREEMENT Number 2			
Lease Number:	GS-06P-40013	Date:	AUG 1 4 2006
Terra Centre Building, 600 Fourth Street (6 <sup>th</sup> and 7 <sup>th</sup> floors), Sioux City, Iowa 51101			
THIS AGREEMENT, made and entered into this date by and between			
	Terra Real Estate Corpora	ation	
whose address is	600 Fourth Street, Suite 3 P. O. Box 6000 Sioux City, Iowa 51102-6		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:			
WHEREAS, the parties hereto desire to amend the above Lease.			
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as follows:			
The word "effective" immediately above was deleted prior to signature by either party.			
The purpose of this SLA is to establish annual rent, to reconcile square footage, ANSI/BOMA Square Feet (USF) and Rentable Square Feet (RSF) delivered, and to reconcile the Tenant Improvement (TI) costs.			
1. Paragraph 2 is hereby amended to state: "To HAVE AND TO HOLD" the said premises with their appurtenances for the term beginning on February 16, 2005, through February 16, 2015, subject to termination rights, in whole or in part, on or after February 16, 2010, with 90-days' written notice to the Lessor. Rent shall be calculated by multiplying the rate per USF by the number of USF accepted."			
			(See attached Sheet 2A)
All other terms and conditions of the lease shall remain in force and effect.			
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.  Lessor Terra Real Estate Corporation 5 USC 552(b)(6)			
By  Lessor Terra Real Estate Corporation  5 USC 552(b)(6)  U.C. Veva Ceal Estate  (Title)			
In Presence of Susc 552(b)(6) tow (ty. Ca. (Address)			
United States Of America, General Services Administration, Public Buildings Service, East Leasing Services Branch			
/ (Sign	5 USC 552(b)(6)	Co	ntracting Officer (Official Title)

- 2. The government occupies 21,763 RSF which yields 18,978 USF (Common Area Factor of 1.1467489) and 4 structured parking spaces. 5 USC 552(b)(4)
- 3. The Base Cost of Services (BCOS) is annually, and the Base Year is February 2005 (CPI index # of 186.3).
- 4. For tax purposes, the Government occupies 18.93% of the building.

5 USC 552(b)(4) 5 USC 552(b)(4) are amortized over seven (7) years at interest

5. The Tenant Improvement costs of 5 USC 552(b)(4)

6. Paragraph 9 is amended to state: The Government shall pay annual rental as follows:



The operating rent is a base rental amount and is subject to CPI escalations as stated in Paragraph 3.4 of the lease. Rent shall be paid 30 days in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

> Terra Real Estate Corporation 600 Fourth Street, Suite 310 P.O. Box 6000 Sioux City, IA 51102-6000"

All other terms and conditions remain in effect.

Sheet 2A Lease Number GS-06P-40013 SLA No. 2